

6/7/22, 1:02 PM

Park Place Real Estate Management, Inc. Mail - Security Deposits / Prepaid Rent



Tom Kacachos <tkacachos@parkplacerealestate.net>

Security Deposits / Prepaid Rent

3 messages

Yvette Wall <Yvette@wallcpa.us>

Thu, Jan 13, 2022 at 12:06 PM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>

Cc: "rob@amicus-properties.com" <rob@amicus-properties.com>, "austin@amicus-properties.com" <austin@amicus-properties.com>, William Landis <will@amicus-properties.com>

Hi Tom-

As we approach closing we will need to vet out the security deposit figures that I pulled from the leases for current academic year, and I will have my office duplicate this worksheet for 2022-2023 and I believe you had mentioned a few were leased 2023-2024 (maybe not). Ashley will fill in the blanks for the future leases followed by you blessing it with anything we missed.

We can also add a column to this sheet for the pre-paid rent per person as that will be a closing factor as well.

I would like to focus on the security deposits first then we will shift to pre-paid as we close in.

Thanks Tom,

Yvette

Wall & Associates, CPA

190 Sperry Road

Bethany, CT 06524

203-271-3484 (p)

203-819-7601 (f)

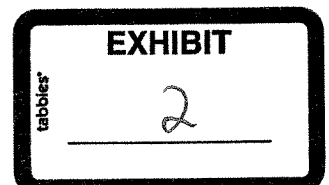
Yvette@wallcpa.us

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University of Miami OHIO Rent Roll 2021-2022.xlsx



6/7/22, 1:02 PM

Park Place Real Estate Management, Inc. Mail - Security Deposits / Prepaid Rent

 47K

Yvette Wall <Yvette@wallcpa.us>

Tue, Jan 18, 2022 at 7:44 AM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>, "rob@amicus-properties.com" <rob@amicus-properties.com>, "austin@amicus-properties.com" <austin@amicus-properties.com>

Hi Tom – can you let me know on this, thank you!

[Quoted text hidden]

 University of Miami OHIO Rent Roll 2021-2022.xlsx
47K

Tom Kacachos <tkacachos@parkplacerealestate.net>

Tue, Jan 18, 2022 at 8:14 AM

To: Yvette Wall <Yvette@wallcpa.us>

Cc: Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Yes. I should have our total deposit numbers today. Thanks.

[Quoted text hidden]

6/7/22, 1:04 PM

Park Place Real Estate Management, Inc. Mail - Deposits 1/19/22



Tom Kacachos <tkacachos@parkplacerealestate.net>

Deposits 1/19/22

3 messages

Tom Kacachos <tkacachos@parkplacerealestate.net>

Wed, Jan 19, 2022 at 7:44 AM

To: Yvette Wall <yvette@wallcpa.us>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Yvette,

We are very close. Renee is sick today so I can't finalize our numbers due to a few minor discrepancies. The overall budget number is looking like \$975,000. Thanks.

--

Tom Kacachos - PE
Vice President
Park Place Real Estate
116 E High Street
Oxford, OH 45056
(513) 639-0344
www.ParkPlaceRealEstate.net

Yvette Wall <yvette@wallcpa.us>

Wed, Jan 19, 2022 at 7:52 AM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

No worries. I am working at about 50% myself, down with the virus as well.

[Quoted text hidden]

Tom Kacachos <tkacachos@parkplacerealestate.net>

Wed, Jan 19, 2022 at 7:54 AM

To: Yvette Wall <yvette@wallcpa.us>

Cc: Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Feel better.

[Quoted text hidden]

6/7/22, 1:00 PM

Park Place Real Estate Management, Inc. Mail - Deposit Transfer



Tom Kacachos <tkacachos@parkplacerealestate.net>

Deposit Transfer

1 message

Tom Kacachos <tkacachos@parkplacerealestate.net>


Mon, Jan 24, 2022 at 12:49 PM

To: Yvette Wall <yvette@wallcpa.us>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

It looks like \$980,423.

--

Tom Kacachos, P.E.
Vice President
Park Place Real Estate
116 E High Street
Oxford, OH 45056
(513) 839-0344
www.ParkPlaceRealEstate.net

 deposits 2022.pdf
81K

Deposits Collected January 24, 2022

Hooker H	21 22	22 23	TW	21 22	22 23	
			3 E Walnut TW	6,400	0	Renewal Units 22 23
22 N Elm HH	6,400	6,400	15 W Church TW	18,000	7,200	303 N Poplar
100 S Campus HH	8,800	8,000	28 W Walnut TW	15,300	9,000	3 E Walnut
101 E Collins HH	9,600	8,000	112 N Tallawanda TW	6,400	4,800	205 E Church
114 E Collins HH	8,010	8,000	114 Tallawanda TW	6,400	4,000	26 A
116 W church HH	9,610	9,600	115 Bishop TW	7,200	7,200	33 B
116 W Collins HH	6,405	5,600	116 N Elm TW	8,000	4,800	301 Walnut
118 W Church	3,600	3,600	116 N Tallawanda TW	6,500	4,800	
117 E Church HH	6,400	1,600	118 W Collins TW	3,600	3,600	
123 E Church HH	6,400	6,400	120 S Main TW	12,162	11,954	
211 N University HH	0	3,600	122 S College TW	4,800	4,800	22 23
302.5 S Main	3,600	3,600	129 W Walnut TW	9,600	4,000	15 W Church 202 2,700
303 N Poplar	2,400	0	201 E church TW	9,309	6,400	15 W church 401 3,600
302 S Main HH	3,600	2,700	205 E Church TW	3,600	0	15 W church 402 900
305 N Poplar HH KF	4,000	4,000	209 W Walnut TW	6,400	6,400	
309 S Main HH	5,485	3,200	212 N University TW	9,600	5,600	201 Walnut 2,700
313 University 101	3,600	3,600	215 S College TW	7,200	6,400	202 Walnut 2,700
313 Univ 201	3,600	3,600	223 N University TW	4,000	4,000	301 Walnut 1,800
	91,510	81,500	315 S Main TW	6,400	5,930	401 Walnut 1,800
			313 S Main	2,400	2,400	
			319 E Vine TW	8,000	8,000	
CALISTA			321 E Vine TW	4,800	4,800	
200 W Church Cal	6,400	6,400	415 E Withrow TW	3,600	3,600	
7 E W CALISTA	6,400	6,400	417 E Withrow TW	6,400	6,400	
210 W Collins	6,400	5,260	421 423 E Withrow	7,200	6,300	
Calista 201	3,600	2,700		183,271	132,384	
Calista 202	3,600	3,600				
Calista 203	3,600	900				
Calista 301	3,600	3,600	Dollar			
Calista 302	3,600	1,800	10 W Park Place DI	3,600	2,700	
Calista 303	3,600	3,600	10 B	3,600	3,600	
940 Silver Cal	3,200	2,400	26 W High DI	3,600	1,800	
314 N University Cal	3,200	0	26 B	3,600	2,700	
	47,200	36,660	26 C	3,600	3,600	
BELLA			28 W High DI	3,600	3,600	
20 Bella Place A BP	3,600	3,600	28 B	3,600	3,600	
20 B	3,600	2,700	28 C	3,600	2,700	
20 C	3,600	2,700	32 W High DI A & B	5,400	5,400	
33 Bella Place A BP	3,600	3,600	115 Beech DOLLAR	9,600	8,400	
33 B	3,600	900	126 E Church DOLLAR	6,400	3,200	
33 C	3,600	2,700	131 E Church DOLLAR	6,400	5,600	
45 Bella Place BP	3,600	3,600		56,600	46,900	
45 B	3,600	3,500				
45 C	3,600	3,600				
	32,400	26,900				
			21 22 Deposits	410,981		
Total House/Uptown	735,325		22 23 Deposits	324,344		
Commercial Deposits			Total Commercial	45,800		
32 W High	24,000					
30 W Walnut	14,400					
17 W Church	7,400					

NES	21 22	22 23	Uhouse	21 22	22 23	Renewal Units 22 23
311 A	1,500		215 1A	1,500	1,500	319 A
311 B	1,500		215 2A	1,500	0	125 Plum
311 C	1,500		215 1E	1,500		127 Plum
311 D	1,500		215 2E	1,500		215 2A
311 E	1,100		215 3E	1,500	1,500	215 4E
315 A	1,500		215 4E	1,700	0	218 2D
315 B	900		215 5E	0	2,250	218 2F
315 C	1,200	1,500	215 6E	0	2,250	218 2H
315 D	1,500		215 1W	1,500		
315 E	1,100		215 2W	1,500	1,500	
316 A	0		215 3W	1,500		
316 B	1,500		215 4W	1,500	1,500	
316 C	800		215 5W	1,500	1,500	
316 D	750		215 6W	1,500	1,500	
316 E	1,500		215 18 1C	6,400	5,600	
319 A	1,500	0	218 1A	0		
319 B	750		218 2A	1,500		
319 C	1,500	1,500	218 3A	1,500		
319 D	1,500	1,500	218 18	0		
319 E	2,250		218 28	2,250		
320 A	1,500		218 38	2,250		
320 B	900		218 1C	1,500		
320 C	950		218 2C	0		
320 D	0		218 3C	0		
320 E	1,500		218 1D	0	750	
320 F	0		218 2D	1,500	0	
321 A	900		218 3D	1,500		
321 B	1,500		218 1E	0		
321 C	800		218 2E	0		
321 D	1,500		218 3E	0		
322 A	1,500		218 2F	1,500	750	
322 B	0		218 3F	1,500		
322 C	1,200		218 1G	0		
322 D	1,500	1,500	218 2G	0		
322 E	1,500	750	218 3G	0		
322 F	1,500		218 1H	1,500	750	
324 S Poplar	4,800	4,800	218 2H	1,500	1,500	
326 S Poplar	4,800	4,800	218 3H	1,500		
	51,700	16,350	15 E Vine	6,400	3,200	
			212 N Poplar	4,800	800	
				55,300	26,850	
Plum Street	21 22	22 23	23 24 Houses			
	113	800	3 E Walnut	4,800		
	115	800	101 E Collins	8,000		
	117	750	120 S Main	8,600		
	119	850	126 E Church	6,423		
	121	1,500	201 E Church	9,600		
	123	800		37,423		
	125	1,500	0			
	127	900	0 Grand Total	980,423		
	129	750	750			
	131	775				
		9425	2250			
Total Apartments	161,875					